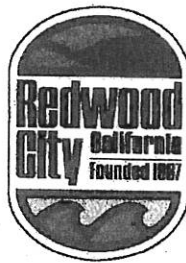


Community Development Services Department
Planning Services Division
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P.O. Box 391
Redwood City, CA 94063



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June 16, 2008

Re: Phase 1A, Westpoint Marina, 1259 Seaport Blvd.

Dear Mr. Sanders, *Mark*

This is a follow up to your letter of 5/24/08 responding to items identified by the City which are related to the issuance of a temporary certificate of occupancy for Phase 1A of the Westpoint Harbor project (landside improvements and floating docks).

From a brief on-site meeting last week, it is evident that the quality and scale of this waterside project is superlative and as you know, our goal is to work with you towards the implementation of the different phases which you propose for the project.

At this time, please review the enclosed conditions for a temporary certificate of occupancy from Building, Engineering, Planning and Fire services departments which are required in connection with your request for a temporary occupancy permit for Phase 1A:

- A) The applicant shall be responsible for providing adequate on-site lighting -- to the satisfaction of the City -- prior to release of a temporary occupancy permit by the City for Phase 1A of the marina in order to insure that visitors emergency responders and users of the subject facility can safely drive, park and access the site (landside) and marina floating docks at all times.

In response to lighting levels shown on the photometric plan which you provided to us on 5.17.08, the City will require that you install the approved light standards at the parking lot area servicing this phase of the project. This includes installing two additional pole-mounted lights illuminating the area around the upper boat dock ramp landing until the harbor master's building is completed (at which time these lights would need to be building-mounted per the approved plans). Adequate lighting should also be provided waterside for the illumination of the boat dock ramps, paths and individual floating docks.

In addition, a continuous accessible path of travel shall be provided prior to release of a temporary occupancy permit for the designated accessible boat docks. The installation of approved guard rails for the upper platform of the ramp leading to the boat docks will also be required prior to temporary occupancy. A clearly delineated access pathway to this landing is also required.

- B) The applicant shall be responsible for installing protective barrier on both sides of the on-site road and parking area for the marina, that is adequate (per the City) to prevent vehicles from rolling off towards the water or adjoining lands; (as an alternative to pre-cast concrete, the City is suggesting 8X8 timber anchored with 1/2 iron pipes).

EQUAL OPPORTUNITY/EQUAL ACCESS PROGRAM

Dedicated to opening the doors of equal opportunity for all residents and users of Redwood City programs, services, and facilities.

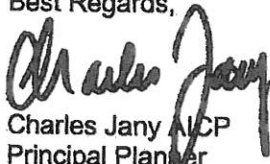
The applicant shall be responsible to insure that public access will not be allowed on the remaining portions of the site until such areas are approved by the City for occupancy.

- C) The applicant shall provide public phone service for emergency notification purposes. Two phone stations are recommended at this time so that emergencies can be reported from both landside and waterside. This recommendation for a landside phone station will become a requirement prior to completion of Phase 1B of the subject marina.
- D) The applicant shall provide the City with proof by a qualified professional (e.g. your engineer) that the marina sewage system that you have recently installed complies with all required safety tests (e.g. passing the pressure test).
- E) The applicant shall pay an additional deposit to cover engineering expenses of \$5,000.
- F) The applicant shall install the hatch cover for the water meter box located near the entrance of the project.
- G) We are in receipt of the road surface certification by your geologist, please make sure that the conditions are maintained at all times and at all weather conditions.

Again, these conditions are to insure that your project will provide adequate safety, per City standards at the time that it opens for public use.

Do not hesitate to contact me or related project staff if you have any questions.
Again, thank you for working with us to meet these City standards.

Best Regards,



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- c. Jon Lynch, City Engineer
Louis Vella, Fire Marshall
Fereydoun Shehabi, Plan Check Engineer
Jill Ekas, Planning Manager